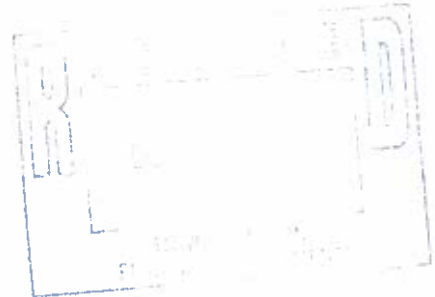




Acton Community Center, Inc.
dba Theatre III
19 Captain Brown's Lane
Acton, MA 01720

November 5, 2009

Community Preservation Committee
Planning Department, Town of Acton
472 Main Street
Acton, MA 01720



Ladies and Gentlemen of the Committee:

Enclosed are fifteen copies of an application requesting Community Preservation funding for development of a master plan for preservation of the property known as Theatre III, 250 Central Street, West Acton, owned by the Acton Community Center, Inc.

The proposed project recommends funding for creation of a detailed master plan for preservation of this historic property. The plan will be completed by an architectural firm experienced in both building envelope issues and historic preservation. The plan will include recommended repairs to maintain and improve structural integrity, suggested sequencing of actions to allow for efficient completion within budgetary and usage limitations, and an assessment of the feasibility of increasing handicapped accessibility.

The application includes a request for funding 90% of the proposed cost of the project, based on the estimate of the project architect. Theatre III will assume the remaining costs, to be supported through various fund-raising activities throughout the year.

We hope you will give careful consideration to this proposal. We see this as the first crucial step to the long term preservation of this property for the use and enjoyment of the Acton community well into the future.

If you require additional information, please contact Pamela Furnace, Theatre III Chair for Development, at 978-263-5711. Her address is 233 Old Beaverbrook Road, Acton, 01718 and her email is pfurnace@aol.com.

Sincerely,

Tom Wachtell,
President, Theatre III

PROJECT APPLICATION FORM – 2008

Applicant: Acton Community Center, Inc. (dba Theatre III)

Submission Date: November 5, 2009

Applicant's Address, Phone Number and Email

**Physical Address: 250 Central St., Acton, MA
01720**

**Mailing Address: 19 Capt. Brown's Lane,
Acton, MA 01720**

**Contact for Grant Application:
Pamela Furnace
233 Old Beaverbrook Rd.
Acton, MA 01718
978-263-5711**

Purpose: (Please select all that apply)

☐ Open Space

☐ Community Housing

☒ Historic Preservation

☐ Recreation

Town Committee (if applicable): N/A

Project Name: Complete Professional Assessment of Preservation Needs

Project Location/Address: 250 Central St., West Acton, MA 01720

Amount Requested: \$ 27000

Project Summary: In the space below, provide a brief summary of the project.

The proposed project includes a comprehensive professional assessment of the structural integrity of 250 Central Street and the development of a multi-phase master plan to preserve and restore this historic property. This assessment will include complete documentation of the present condition, a detailed description of actions needed to preserve the building, and a detailed plan for staging the preservation projects in a logical, cost effective order consistent with guidelines of the Historic District Commission. The plan will also explore possible renovations to make the facility handicapped-accessible in accordance with provisions of the Americans with Disabilities Act. This property is currently owned by the Acton Community Center, Incorporated, doing business as Theatre III.

The attached proposal from Gorman Richardson Architects estimates the project at \$25,000. We have added an additional \$5000 to the request to cover any contingent expenses or repair of inspectional demolition done as part of the project. Our request for \$27,000 represents 90% of this estimated total cost. Any unused funds will be returned to the Community Preservation Fund.

Estimated Date for Commencement of Project: May 1, 2010

Estimated Date for Completion of Project: November 1, 2010

PROJECT NARRATIVE

Project Description

The building at 250 Central Street, known as Theatre III, has served the Acton community for well over 100 years. Despite regular maintenance by dedicated volunteers, the years are beginning to show in both appearance and integrity of the structure. Many areas that need work are clearly evident—bowed exterior walls, crumbling siding and sills, gaps in the foundation and dampness in the crawl spaces under the building.

Acton Community Center (dba Theatre III), as the current owners, are committed to keeping this building available to the community. We are concerned that in addition to the obvious areas needing work there are others which may be critical to the continued integrity of the building that we can't see, such as foundation sills and weakening structural floor beams. Despite our best efforts, such as the recent window restoration through a CPC grant, the numerous issues have exceeded our technical expertise to assess, plan for and carry out needed preservation work. The Theatre III Board of Directors feels that a professional assessment and master preservation plan is a necessary and fiscally responsible step towards ensuring the building is strong for the next 100 years.

This proposal is for a complete building assessment and master preservation plan by an architectural firm with experience in both building envelope services and historic preservation. This assessment will enable us to plan for and complete the necessary work in the most important and logical order, staging it over several years to allow for funding and continued use throughout.

Overall Work Plan

We plan to contract with a professional architect with experience in historic preservation to create a detailed plan for work to be done to preserve the Theatre III structure. This plan will include

- complete photo documentation of current conditions,
- detailed measurements and drawings of the building and site,
- complete inspection of foundation, walls, sills, joists, mechanical, plumbing, heating and electrical systems,
- a building envelope analysis,
- recommendations for moisture control and improvements to HVAC,
- review of building code compliance, and
- a detailed list of recommended repairs, upgrades and improvements and recommendations for incorporating handicapped accessibility.

This plan will enable us to do the work in an order that addresses problems in order of need while keeping projects affordable and practical in terms of continued use throughout the process. We expect that completion of all issues outlined in the resulting plan will take several years.

Background of 250 Central Street

The property at 250 Central Street, West Acton, was built in 1868 by the West Society of the Universalists in Acton. It was the second church built in West Acton, following the West Acton Baptist Church. With its location on Central Street the church was a major landmark in the West Acton village.

The Universalist Church shows the influence of the Gothic Revival and Italianate styles of rural church design in the 1850-1860 period. The basic design is in keeping with classical tradition, a rectangular block with pitched roof and frontal tower. The octagonal belfry is topped by a tall spire of Gothic design. The foundation is granite; wide corner boards articulate the corners of the main block. The windows flank the central tower and line the nave. The double pointed upper windows with quatrefoil ornament are Gothic details, with Italianate influences. An addition was added to the rear in later years to provide a kitchen.

The Reverend Edwin Davis headed both the Universalist Society in West Acton and the Society in South Acton; he was followed by the Reverend I.C. Knowlton. In 1876 a group of thirty members was formally organized into the West Acton Universalist Church. Many prominent members of the Acton community were associated with the church, including Arthur Blanchard, George Wright, Capt. Frank Whitcomb, Hanson Littlefield, Phineas Wetherbee and Susan Davis Wright, grandniece of Isaac Davis. The building served as an active church in the West Acton community and housed the West Acton Library from 1892-1894.

In December 1925, Arthur Blanchard, George Mead and George Wright purchased the building from the Universalist Church, deeding it free and clear to the West Acton Women's Club, which had been founded in 1896. The Women's Club added a large stage and dressing room to the addition at the rear of the building, which they used for dramatic presentations by the Littleton Players and other groups.

In October 1955 the building was sold to the Acton Community Center, Inc. for \$500. The Community Center supported a number of activities for the citizens of Acton including a nursery school, dog obedience training, afternoon children's movies, adult education classes and various community meetings. Three groups used the building on a regular basis for rehearsals and performances: Little Theatre Workshop, the Acton Chorus, and the Acton Dance Club. These three groups began to collaborate on productions and eventually formed Theatre III, which is now the sole occupant of the building.

Theatre III is now in its 54th season of providing reasonably priced entertainment to Acton and the surrounding community. Theatre III produces at least three shows each year from September through May, along with other productions in collaboration with Open Door Theatre, fund raising events and workshops on theatre arts.

Benefit to the Town of Acton and Its Citizens

One of the stated goals of the West Acton Village Plan is to preserve historic buildings within West Acton Village. "West Acton Village is a relatively small clustered settlement dominated by older homes and structures generally situated on small, narrow lots. The extent and variety of land uses within West Acton Village are among the strongest determinants of the village's character; therefore preservation of village character is largely dependent on them." The plan also recommends that we "promote the use of

cultural resources within West Acton Village such as the Citizen's Library and Theatre III." Another goal of the West Acton Village Plan is "to improve the appearance of the village," which includes as an objective "the maintenance and simple repair of the exterior of buildings and structures within the village." Careful review and preparation for preservation activities will ensure that Theatre III maintains this asset for the town.

Theatre III is part of the historic inventory for the West Acton Historic District. The building has been a centerpiece of the West Acton community since 1868. A significant proportion of Acton residents have attended some meeting, class or theatrical production here. For example, Warren Costello, one of Theatre III's original members, attended kindergarten classes in this building, performed as a child in theatricals sponsored by the Women's Club, and performed in numerous Theatre III productions.

The building is an anchor in the community, a landmark in the village and a major link to Acton's past. If we are to preserve this past, we must take action now to preserve the structure through careful restoration and preservation. Theatre III is but the current steward of this history. With careful preservation and loving care, the building can live on for other groups and other purposes in future years.

A preliminary assessment by an architect indicates that the building has reached a critical point and there is no time to delay in identifying and fixing major issues. With the building envelope compromised and structural elements at risk, it's expected that the slope of the building's decline is about to become much steeper. Fortunately, we have the opportunity to develop a master plan before significant irreversible damage has occurred. Engaging an outside resource is the best, indeed the only way, to achieve these objectives.

Scope of Work

The assessment will be done by Gorman Richardson Architects, a firm experienced in both building envelope services and historic preservation. Their detailed proposal, a record of their work in these services and further information on this company are included in this application.

Site Control

The applicant, Acton Community Center, Incorporated, is the owner of the property. A copy of the deed is attached. Designated members of Theatre III will oversee this work and coordinate with the architectural firm. The Theatre III Board of Directors will be responsible for acting upon the recommendations stemming from the review.

Cost Estimate and Funding

The proposal from Gorman Richardson Architects is for \$25,000. A contingency amount of \$5000 has been added to cover unforeseen additional expenses, such as rebuilding after selective demolition for inspection work. We expect any rebuilding to be invisible on the building exterior but we will insure that any rebuilding needed as part of this project meet all town, state and HDC requirements.

As a non-profit, all volunteer organization, Theatre III operates on a very limited budget. Projected expenses for building operation and maintenance, utilities, insurance, theatrical royalties and staging of productions will match or exceed income for the 2009-2010 season. Aging buildings bring ever-increasing costs for maintenance and repair while revenues from shows steadily decrease with rising production costs.

Theatre III is prepared to cover 10% of the estimated cost of this project up to \$3000. Our portion of the project will be covered from targeted fund-raising events, one of which has already been scheduled.

As part of the window restoration project, Theatre III signed legal agreements with the Town regarding future use and financial investment of the Town. We are willing to sign similar agreements related to this project.

Feasibility

As the current stewards of this historic site, Theatre III has worked diligently to maintain the building and property within the limited budget of a non-profit organization. A new roof was added within the last 12 years and exterior walls are painted, one per year, on a regular cycle. A new heating system and wall insulation were added four years ago in order to ameliorate ever increasing utility costs. The windows were restored in 2008-2009 largely through the auspices of a CPC grant in 2008.

The building is part of the historic inventory for the West Acton Historic District. As such, it falls under the purview of the West Acton Historical Commission. This project, being planning and documentation only, will not have a direct effect on the exterior of the building and therefore should not require approval of the HDC. Any work resulting from this review will, of course, be submitted to the HDC for consultation and approval.

We will work with the contractor and Acton town staff to obtain any necessary permits, although we do not expect permits to be necessary for the inspection and development of this plan. We do not anticipate any zoning issues but we are prepared to meet zoning requirements as necessary.

If the project is recommended by the CPC for the Town Meeting warrant, we will send the projected scope of work to WAHC and the Acton Board of Selectmen for approval. If any changes are required in order to gain these approvals, we will forward that information to the CPC prior to Town Meeting.

Attachments

Assessor's map of property

Map of West Acton Historic District

West Acton Historic District Property Inventory Listing

Copy of deed documenting ownership

Photographs of existing conditions as currently visible

Project proposal, references and company information for Gorman Richardson Architects

West Acton Historic District



**Local Historic District
Map of the
Town of Acton,
Sheet 3 - 1990**

**Adopted: Nov. 28, 1990
Effective:**



**Scale
1" = 350'**

**Town of Acton
Planning Department
1992**

 **Buildings**

 **Stone Walls**

 **Streets**

 **Private
Ways**

 **Lot Lines**

 **West Acton
Local
Historic
District
Boundary**



Inventory Form Continuation Sheet

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

ACTON

Form No:

C-303

Property Name: 250 Central Street

Indicate each item on inventory form which is being continued below.

250 CENTRAL STREET / HISTORICAL DESCRIPTION:

This church was built in 1868 by the West Society of the Universalists in Acton. The West Acton Universalist Church was the second church built in West Acton. It followed the construction of the West Acton Baptist Church in 1854 (see 592 Central). This building served as a church until 1925 when it was purchased and donated to the West Acton Women's Club. The church is now used as a local stage theater.

The first Universalist Society of Acton was formed, with eleven members, in 1816. Legally incorporated in 1821, with fifty paying members, the Society met in private dwellings in the 1820s. In the late 1830s, the Universalists worshipped in the First Parish Church in Acton Center. During the late 1850s, Universalist societies gathered in West and South Acton. The West Acton Universalists met in Robinson's Hall, later Grand Army Hall (demolished). In 1868 the West Acton society built the church at 250 Central. Reverend Edwin Davis headed both societies from 1864 to 1871. He was followed by Reverend I.C. Knowlton, who lived next door at 249 Central (see form) and was pastor to both societies from 1875-1892. In 1876, a group of thirty persons was formally organized into the West Acton Universalist Church.

By 1925, the church was no longer used for religious purposes. It was purchased the same year by Arthur Blanchard (see 56 Windsor), George C. Wright (see 615 Mass Ave), and George V. Mead (see 568-576 Mass Ave), who gave the property to the West Acton Women's Club begun by Mrs. Lucy Mead in 1890 (see 264 Central). In the 1950s, the Church was used as a community center with the first adult education program in Acton. It currently houses a local theater.

Central Street was known, before 1735, as the "Road from Concord to Stow" then by 1766 as the "County Road." Close to the village center, Central Street was settled with modest mid-century houses erected after the 1845 arrival of the railroad. In the latter decades of the 19th century, development on Central Street extended further south along the road and included larger dwellings. Unlike the high style houses built on Windsor Avenue, most of the houses on Central were simply designed. During this period, West Acton's manufacturies included the Hall Brothers Pail and Churn Factory, nearby on Central (230-236), the Knowlton Cigar Factory (525 Mass Ave), E.C. Parker and Co. grain and grist mills (see 239 Arlington), and others.

Y FORM CONTINUATION SHEET

SETTS HISTORICAL COMMISSION
of the Secretary, Boston

Community:

ACTON

Form No:

C-303

Property Name: 250 Central Street

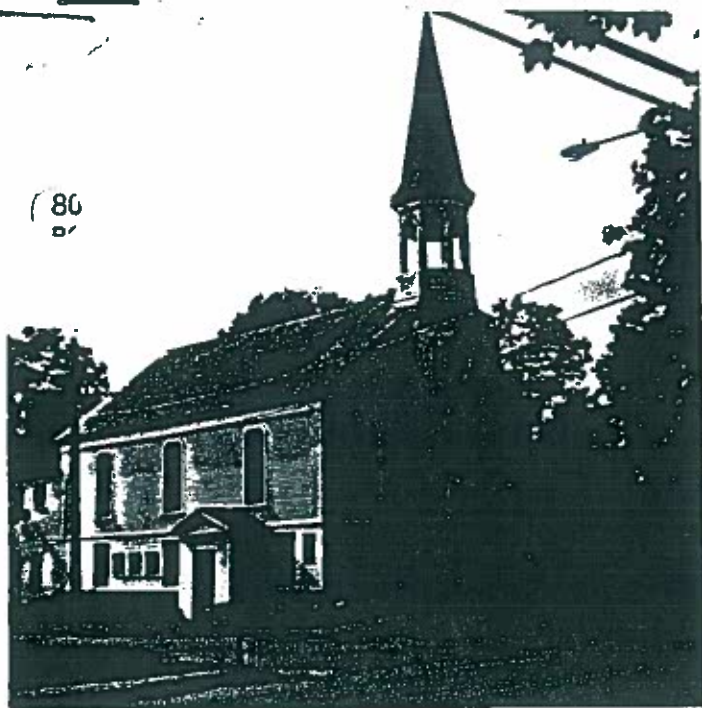
State each item on inventory form which is being continued below.

250 CENTRAL STREET / ARCHITECTURAL DESCRIPTION:

The Universalist Church at 250 Central Street exemplifies the influence of the Gothic Revival and Italianate styles on rural church design during the 1850s and 1860s. Although a two story addition has been added to the rear of the building, the church is very well preserved.

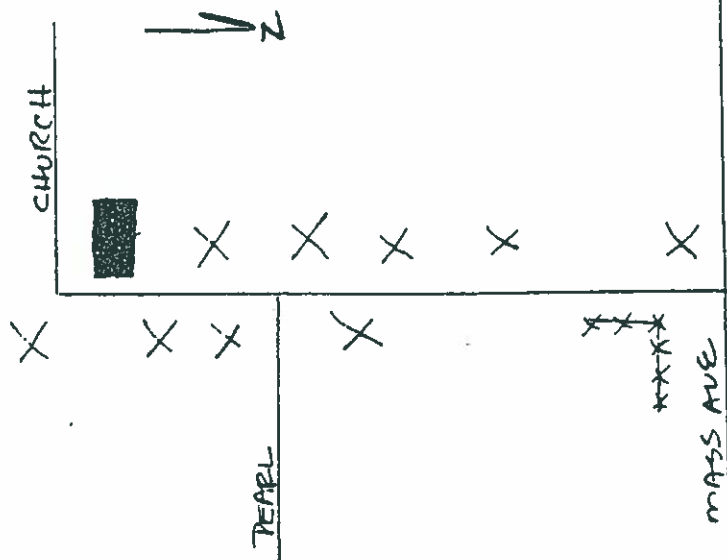
The basic design is in keeping with the classical tradition of 18th and early 19th century American churches, i.e. a rectangular block with a pitched roof and a frontal tower. Here, however the hipped roof tower has a rounded form, and the octagonal belfry is topped by a tall spire, indicating the use of Gothic forms. The building has a granite foundation. The side walls are clad in clapboards at the upper stories, with "rusticated" wood (made to look like stone) below. Wood flushboard on the front facade and tower is also intended to imitate stone. Wide unadorned corner boards articulate the corners of the main block. Windows flank the central tower and three line the nave. Predominately a Gothic Revival design, Gothic details include the double pointed arch windows with quatrefoil ornament, buttresses and pointed arch panels on the tower, and pointed arch paneled openings in the belfry. Italianate influences are seen in the windows lining the nave, the rusticated base, the corbel table at the eave, and the paneled base of the belfry. A small pedimented entry porch projects from the north side of the church.

West Acton's churches include this Gothic Revival style building, the Italianate style West Acton Baptist Church, built in 1854 (see 592 Mass Ave), and English Parish style, St. Elizabeth of Hungary, built in 1913 (see 543 Mass Ave).



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north

F-ZB-10



UTM REFERENCE _____
USGS QUADRANGLE _____
SCALE _____

AREA C FORM NO. 303

TOWN Acton
Address 250 Central Street
Historic Name West Acton Universalist Church
Use: Present theater
Original church

DESCRIPTION

Date 1868
Source Phalen
Style Gothic Revival
Architect unknown

Exterior Wall Fabric clapboards
Outbuildings none

Major Alterations (with dates) rear addition (early 20th c)

Condition Good

Moved no Date _____

Acreage less than one acre

Setting On a residential street, adjacent to West Acton village, among a row of houses built between 1840 and 1900.

Recorded by Schuler and Johnson/A. Dods
Organization Acton Historical Commission
Date May 1990

WILSON & MCCABE
COUNSELLORS AT LAW
32 NASON STREET
MAYNARD
—
TELEPHONE 99E

PHILIP A. WILSON
TELEPHONE MAYNARD 720

RICHARD S. MCCABE
TELEPHONE ACTON 3 4167

October 31, 1955

Mrs. Stafford P. Sweatt
27 Nashoba Road
West Acton, Massachusetts

Dear Mrs. Sweatt:

The deed was recorded this morning. I enclose
herewith:

- (a) A check of the Community Center for \$500
- (b) The Covenant of the Community Center and a copy
of the Vote authorizing its execution.
- (c) Miscellaneous insurance policies which should be
cancelled by you immediately and your Club will
be entitled to a refund of the premium for the
unexpired portion.

Yours very truly,

WILSON & MCCABE

By:

R. McCabe

enc.

C O V E N A N T

For and in consideration of the conveyance to Acton Community Center, Inc. by the West Acton Women's Club, Inc. of the real estate in West Acton known as the West Acton Women's Club for a nominal price, Acton Community Center, Inc. hereby covenants and agrees:

1. That the West Acton Women's Club, Inc. or any club or association it may merge with, shall have the right to use the Community Center clubhouse, including heat and utilities, free of charge for its regular monthly meetings and for four other club events annually so long as these latter do not conflict with the established program and policies of the Community Center.
2. That if Acton Community Center, Inc. ceases to function in accordance with its Charter for a period of four months, Acton Women's Club, Inc. shall have the right to purchase back the clubhouse and land for \$500 plus the cost of such improvements as have been made and paid for, minus a reasonable amount for depreciation. This clause shall be effective for only three years from the date of this Covenant.
3. That in the event Acton Community Center, Inc. decides to sell the clubhouse and land, it will first offer said property to West Acton Women's Club, Inc. This offer shall be in writing and shall remain open for thirty days from the date of the offer.

In witness whereof, Acton Community Center, Inc., by its duly appointed property committee, hereunto affixes its corporate seal, this twentieth day of October, 1955.

ACTON COMMUNITY CENTER, INC.

Wanda M. Bean

Robert T. Lund

Property Committee

West Acton Women's Club, Inc.,

OCT 31-55 AM 02:30 COST RE

a corporation duly established under the laws of the Commonwealth of Massachusetts,
and having its usual place of business at

Acton

Middlesex

County, Massachusetts, for consideration paid,

grants to

Acton Community Center, Inc., a Corporation duly organized
under the laws of this Commonwealth,

of

said Acton,

with quitclaim covenants

all its right, title and interest in and to

the land with the buildings thereon situated in that part of Acton,
called West Acton and being more particularly bounded and described

as follows:

[Description and encumbrances, if any]

Beginning at the southeasterly corner of the granted premises
at the junction of the westerly line of Central Street and the northerly
line of Church Street and running NORTH $69^{\circ} 15'$ WEST by said line of
Church Street, one hundred sixty-one and $5/10$ (161.5) feet; thence
turning and running NORTH $20^{\circ} 21'$ EAST, eighty-three and $75/100$ (83.75)
feet; thence turning and running SOUTH $68^{\circ} 11'$ EAST one hundred sixty
and $5/10$ (160.5) feet to the westerly line of Central Street; thence
turning and running SOUTH $19^{\circ} 39'$ WEST by said line, eighty-one and
 $25/100$ (81.25) feet to the point of beginning.

Being a portion of the premises conveyed to the grantor
by deed of George V. Mead, Arthur F. Blanchard and George S. Wright,
dated October 27, 1925 and recorded with Middlesex South District
Deeds, Book 4908, Page 242.

Excerpt from Records of West Acton Women's Club, Inc.

A special meeting of the WEST ACTON WOMEN'S CLUB, INC. duly convened, was held at the Clubhouse in West Acton on June 3, 1955 with thirty-seven (37) members present. The meeting was called to consider the sale of the Clubhouse with the land appurtenant thereto.

Upon motion of Mrs. Bursaw, duly seconded, it was unanimously

VOTED: To sell the Clubhouse and the land appurtenant thereto at the northwesterly corner of Church and Central Streets in West Acton for use as a community center for Five Hundred (\$500) Dollars and an independent covenant and in accordance with the By-Laws to authorize the Finance Committee consisting of Olive E. Sweatt, Ruth P. Bailey and Janis Banquer, ~~be authorized~~ to execute and deliver a deed of the aforementioned property for and in the name of West Acton Women's Club, Inc. to Acton Community Center, Inc. when formally incorporated.

A True Copy, Attest:

Marian Seller
Recording Secretary

October 8, 2009

Jamie Watt
Chair of Building Committee
Theater III
250 Central Street
West Acton, MA 01720-2848



Re: Theater III-Capital Needs Assessment, BES Study, AAB Access and Master Plan

Dear Mr. Watt:

Thank you for inviting us to give you a proposal regarding the above project. Gorman Richardson Architects is now in our 34th year of providing thoughtful, creative and technically complete building design and analysis. Our staff of 25 has broad experience in all aspects of Code Compliance, Building Science, Design, Master Planning and Capital Needs Assessment. Our projects span the spectrum from extensive building envelope assessments, historic preservation, restoration, design and planning. Renovations including master planning and capital needs assessment make up a large portion of our work. In addition, we have a long history working with Not-For-Profit - 501 (c) - organizations.

I have included background material illustrating Gorman Richardson's experience as described above.

Project Understanding

Need for a combination envelope assessment, AAB access and Master plan to prioritize capital needs including repairs, restoration and renovation.

Recent work completed: Restoration of all exterior single glazed windows via CPA grant.

Building is owned by Theater III and is mortgage free. Theater III has been continuously producing performances for 50 years from this building.

Building was built as a standard timber framed New England clapboard church in the late neo-gothic style. Front façade in poor condition. Building retains its steeple, but no bell. Seating capacity will be confirmed.

Project Scope

Our report will consist of:

- Building history summary, defining the modifications requiring further investigation and establishing the basis all matters related questions historic preservation
- Review of requirements for building recognized by the commonwealth of Massachusetts as a Historical Place (Unsure about National registry of historical Places) defining the limits of alteration
- On site measurement of existing conditions to develop reliable as-built conditions needed for structural assessment, AAB compliance and master planning
- Building envelope analysis and recommendations including photos, prioritized into a long term Capital Needs Assessment to be used as an organized guide for budgeting and maintaining and upgrading the existing building to meet current requirements
- Drawings and narrative describing modifications needed for main door access to all levels as per AAB
- Building structural analysis and recommendations for repair of rotted and/or deteriorated floor system over crawl space

- Recommendations for sub-grade moisture control from earthen crawl.
- Structural investigation including examination of lower level floor structure, and building framing.
- Upgrade to recent HVAC system to incorporate cooling and code required fresh air ventilation
- Life safety analysis defining requirements for code required fire detection and fire suppression.
- Review of existing electrical service and distribution defining improvements required to support master plan.
- Recommended phasing of the proposed work
- Project cost estimates.
- Review of grant applications

Project Schedule

We are prepared to begin immediately upon your authorization. We expect to complete the work of this proposal within 90 days of the start of the project.

Deliverables

- Measure and record existing conditions to produce "as-built" plans and elevations.
- Capital Needs Assessment report illustrated including proposed repairs to define, prioritize and price needed restoration, repairs and improvements.
- Conceptual design plans and elevations to obtain compliance with current AAB/ADA requirements. New toilets, elevator and door circulation are among the elements to be reviewed.
- Structural review with recommendations for repairs and remediation (to be incorporated into the Capital Needs Assessment.
- Conceptual Mechanical System upgrades design plan and narratives to meet ventilation requirements and incorporate future mechanical cooling

Fee Summary

Architectural	MEP/FP	Site/Civil	Structural	Total
\$20,000	\$3,500	\$0	\$1,500	\$25,000

Exclusions/Assumptions/Notes

1. MEP/FP = Mechanical, Electrical plumbing and Fire Protection
2. Fee proposal includes reimbursable expenses.
3. It is expected that localized investigative demolition will be required to complete the structural investigation. The cost of this investigative demolition is not included as the extent will not be clear until analysis is underway.
4. We have included 8 meetings with Acton Theater III during the scope of our work.

PROPOSED TERMS AND CONDITIONS

This proposal represents the entire and integrated Agreement between Theatre III (the Client/Owner) and Gorman Richardson Architects, Inc. (the Consultant). The proposed fee includes the scope as described.

1. Reimbursable expenses: Reimbursable expenses include the following: Vehicle mileage, photographic and document reproduction, phone calls and facsimile transmissions, and other incidentals necessary to complete the scope as described.

2. Payment terms: Services will be invoiced monthly in proportion to the work completed. Payments are due and payable upon receipt of the Consultant's invoice. Amounts unpaid thirty (30) days after the date of invoice shall bear interest at the rate of one-and-one half (1.5%) percent per month, eighteen (18%) percent per annum. The Consultant reserves the right to stop services should invoices or any part thereof remain unpaid for thirty (30) days or more from the date of invoice.

3. Additional services: Revisions due to changes in scope, quality or budget will entail additional services. If the project or Consultant's scope of services are changed materially or additional services are required, the amount of compensation shall be equitably adjusted between the Client and Consultant. Further, if services are required of Consultant by Client for any reason whatsoever, at any time in addition to the completion of the Consultant's services as set forth in this Proposal, those services shall be considered additional services for which the Consultant shall be compensated on an hourly basis at the Consultant's then existing rates. Refer to attached Summary of Fees and Charges.

4. Standard of care: The Consultant agrees to perform services in a professional manner consistent with the standard of care within the industry. The Client and Consultant are aware of the risks, rewards and benefits of the project and the Consultant's total fee for services. The risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Consultant's professional total liability to the Client for any and all injuries, claims, losses, expenses, damages or other claims expenses arising out of this Proposal from any cause or causes shall not exceed the total amount of the fee or amount of available insurance. Such causes include but are not limited to the Consultant's negligence, errors and omissions, strict liability, breach of contract or warranty.

5. Right of entry: The Client agrees to furnish right of entry and permission for the Consultant to perform field investigation, photography, field measurements, and review of existing buildings in accordance with permission to access areas by Owner.

6. Costs of Collection: The Owner hereby agrees to pay all costs of collection of overdue accounts including all legal and court costs and related reimbursable expenses; and to reimburse the Architect for time which he and his staff expend in the collection of overdue accounts at the then standard hourly rate stipulated by the then most current schedule of fees and services, unless such amounts are overdue as a result of a legitimate dispute in which case the costs of collection shall be deemed not to include costs incurred as a result of the Owner pursuing his rights.

7. Proposal Duration: This proposal will remain valid for a period of 90 days from the date here-on.

Sincerely,
GORMAN RICHARDSON ARCHITECTS

A handwritten signature in black ink, appearing to read 'Michael T. Gorman', with a large, sweeping flourish extending to the right.

Michael T. Gorman, AIA
President

Accepted:
Theater III

Client / Title

Date

Gorman Richardson Architects - Fees and Charges - 2009

PERSONNEL

Principal	\$250.00
Managing and Design Principal	\$185.00
Director of Retail Design	\$185.00
Associate	\$165.00
Building Envelope Specialist	\$165.00
Senior Project Manager	\$150.00
Project Manager	\$140.00
Assistant Project Manager	\$130.00
Senior Job Captain	\$125.00
Job Captain/Designer IV	\$115.00
Designer III	\$100.00
Designer II	\$95.00
Designer I	\$90.00
Administrative	\$85.00

EXPENSES

Mileage: \$0.70 per mile

Expenses: incurred by the Architect on behalf of the Client. Include: Cost Plus 15%

- photographs
- postage
- long-distance calls
- model materials
- overnight or special delivery
- outside printing
- permits, etc.

Archival Charge: A one-time archival charge of eight-tenths of one percent (.008) of total billing or Five Hundred Dollars (\$500.00), whichever is greater, will be assessed to each project.

Consultants: charges to the Architect. Cost Plus 15%

PRINCIPAL

Co-founder and President of Gorman Richardson Architects, Michael Gorman has over 36 years of professional architectural experience. Mike offers special expertise in building envelope performance, building failure analysis, and water intrusion mitigation. He also has extensive experience with complex Mechanical and Electrical Systems and Structural System analysis.

Mike is a key design, technical and project management resource for GRA. He lectures regularly on building envelope performance, performance of materials and systems as well as construction detailing and project management. His highly regarded educational seminars are given to contractors, architects and engineers and are accredited for CES credits.

Mike has appeared on local and national radio speaking about architectural design, and the role of the design professional in contemporary society. He has also been instrumental in developing and refining project management processes and procedures which have permitted fast-track delivery of large and complex projects for corporations world wide.

GRA's Building Envelope Services (BES) division provides services associated with roof, wall and fenestration systems as well as facilities, due-diligence, and capital needs assessments. Mike's recent BES project experience include:

- **Commercial Office Buildings** - multiple BES studies, analyses and remediation work on commercial office buildings with confidential clients.
- **Our Lady of Mt Carmel - Worcester Diocese** - study and full architectural services for remediation.
- **EMC Corporation** - multiple studies for curtainwall failures, roof and external wall studies and remediation in buildings throughout Massachusetts.
-Specialized studies include an underground storage tank analysis; Raised Access Floor failure study; curtain wall assessment study; and multiple building assessments
- **St. Mark's School** - building envelope survey and analysis on 40 school buildings located on the St. Mark's School property in Southborough, Massachusetts.
- **Residential projects** - multiple roof and exterior systems studies and repairs, including slate roof design and repairs.

Mike's additional projects include:

- Office relocation for Advanced Micro Devices in Boxborough, MA.
- 150,000 SF additions and renovations for American Science & Engineering in Billerica.
- A new 15,000 SF residence in the Berkshires for a repeat client.
- Renovations to the Worcester EcoTarium master plan.
- R&D, Lab and Engineering Offices - 194,000 SF
- Multi-Media Production Laboratory - 107,000 SF
- Network Attached Storage Facility - 193,000 SF
- Prototype Manufacturing - 60,000 SF
- Anechoic Test Chamber Facility - 10,130 SF
- Numerous Data Centers, Call Centers and Operations Centers- 350,000 SF

His projects have won multiple national design awards as well as the prestigious David B. Perini, Jr. Award for Project Team Effectiveness and the AGC Honor Award Build Massachusetts.

Michael is also an accomplished artist who documents his global travels in pen and pencil sketches, many of which can be found on the walls of GRA's Massachusetts corporate headquarters.



Michael T. Gorman, AIA

Education

University of Notre Dame
Bachelor of Architecture

Registrations

Massachusetts
Montana
NCARB

Memberships

American Institute of Architects

Boston Society of Architects

The National Association of Industrial
and Office Properties

Recent Publications

The Case for Green Data Centers, with
Elizabeth Weiss, Banker & Tradesman -
Structures, Jan. 2008

Community Involvement

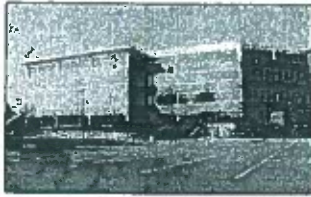
Upton School Building Committee
Upton, MA

WICN, Worcester, MA
Board of Directors and Executive
Board

EcoTarium, Worcester, MA
Board of Trustees Member
Chair: Buildings and Grounds
Committee

BUILDING ENVELOPE SERVICES

EMC - 900 West Park Drive, Westborough, MA



Initial overall building analysis, water penetration analysis, façade examination, roof and alucabond panel review, detailed building examination and photography, removal of gypsum board and insulation in order to access sample interior locations, detailed report illustrating problems and listing recommended solutions.

Nine-Unit Condominium Building South Boston, Massachusetts



Scope included design of emergency façade and floor shoring to avoid the potential collapse of a brick masonry façade; wall removal and investigation; then designing and implementing repairs. Also included was partial replacement of the EPDM membrane roof system.

Three, 17-story towers Stamford, Connecticut



Performance of a comprehensive facilities assessment, including all major building systems, leading to design and construction administration for a complete facilities upgrade.

Senior Living Townsend, Massachusetts



Investigation of, reporting on and remedial solutions design and construction administration for ice dams, water penetration and siding deterioration associated with a stick-framed structure with clapboards.

Building Envelope Services is a specialty dealing with roof, wall, window and curtain wall systems. Services are provided for both new and existing building projects. Depending on the project type, the objective may be to help avoid, or diagnose and design repairs for water penetration and other modes of failure.

Gorman Richardson Architects' Building Envelope Services (BES) division provides the following to a wide range of clients:

NEW CONSTRUCTION:

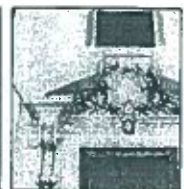
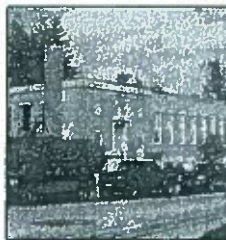
- Systems design and development
- Drawing and specification development and review
- Construction observation and testing
- Education and training

EXISTING CONSTRUCTION:

- Analysis and reporting on failures
- Remedial solutions design and documentation
- Remedial bidding and construction administration
- Due-diligence and facilities assessments
- Inspection and maintenance programs
- Historic restoration

REPRESENTATIVE CLIENTS

Atlantic Union College
Berkeley Investments
Boston Scientific Corporation
Carruth Capital
cbt architects
DiSalvo Ericson Group
EMC Corporation
J.E. Dunn Construction (Oregon)
Lincoln Public Library
MCR Property Management
Pitney Bowes
R. Brown Partners
Renam Development Corporation
St. Mark's School
St. John Urban Development Corp.
Sunburst Hospitality Group
Whitn Community Center



GORMAN RICHARDSON ARCHITECTS

BUILDING ENVELOPE SERVICES

COPELAND TOYOTA (CIRELLI FOODS BUILDING) Brockton, Massachusetts

Exterior envelope assessment for potential purchaser of this masonry structure.



ONE CRANBERRY HILL Lexington, Massachusetts

Investigation of, and remedial solutions design for water penetration associated with a planter over a conference area and an atrium sloped-glazing system.



ATLANTIC UNION COLLEGE - SWIMMING POOL COLUMN STUDY South Lancaster, Massachusetts

Analysis and remedial solutions design for corrosion of steel columns adjacent to a swimming pool in a facility constructed in 1958.



BOSTON SCIENTIFIC CORPORATE HEADQUARTERS Natick, Massachusetts

Investigation of precast concrete parapet disintegration and remedial design and construction administration for repair and roof replacement.



BUILDING ENVELOPE SERVICES

PARK PLAZA

Worcester, Massachusetts

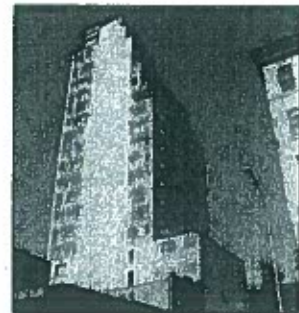
Calculation of design wind loads and development and publication of a window replacement specification.



RIVINGTON STREET LUXURY HOTEL

New York City, New York

Building envelope systems design, detailing and construction observation for the curtain wall and zinc-titanium alloy wall cladding for a new 22-story luxury hotel.



BATTLEGREEN INN & SUITES

Lexington, Massachusetts

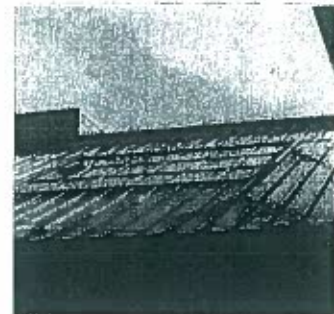
Investigation and remedial options development associated with the roof and a translucent, sloped panel skylight system.



2 OMNI WAY

Chelmsford, Massachusetts

Investigation and remediation of skylight water penetration.



BUILDING ENVELOPE SERVICES

HERITAGE AT FRAMINGHAM

Framingham, Massachusetts

Investigation, reporting on and remedial design and construction administration for water penetration and rot of underlying sheathing. Includes shingle and EPDM membrane roof and window replacement.



ST. JOHN TOWERS (3 TOWERS)

Stamford, Connecticut

Complete facilities assessment, and investigation of options for exterior wall upgrade; and design and construction services for a complete facilities upgrade.



ST. JOSEPH'S HALL

CONGREGATION OF THE SISTERS OF ST. JOSEPH

Framingham, Massachusetts

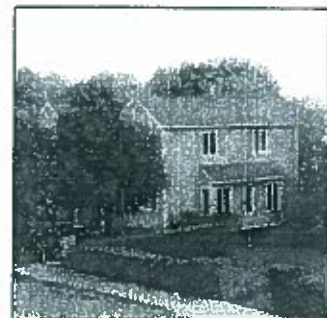
Feasibility study for renovations to St. Joseph's Hall of approximately 30,900 SF on three floors. The analysis reviewed existing code issues and life safety systems, handicap accessibility and MEP/FP infrastructure, and recommended upgrades and renovations to support a new Caterer's Kitchen and Dining Room on the first floor and living facilities for 60 Sisters on the second and third floors. In addition, the study included an evaluation of the existing building envelope and an opinion of estimated construction project costs.



SIENA VILLAGE

Watertown, Massachusetts

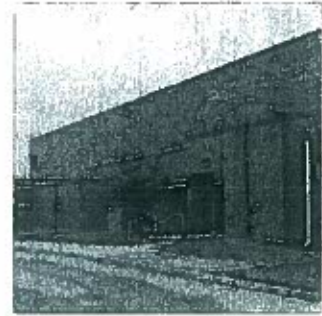
Investigation, reporting on and remedial design and construction administration for water penetration and rot of underlying sheathing. Includes shingle and EPDM membrane roof and window replacement.



BUILDING ENVELOPE SERVICES

HOPKINTON MIDDLE SCHOOL Hopkinton, Massachusetts

Investigation and remedial options development for cracking and veneer displacement associated with an exterior brick masonry wall. Scope includes design of emergency, temporary remedial repairs.



BEINART RESIDENCE Andover, Massachusetts

Investigation of water penetration and shingle roof replacement and repair.



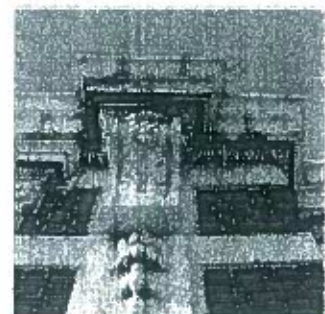
COMFORT INN Danvers, Massachusetts

Scope: Investigation, reporting on, and remedial design of water penetration associated with a masonry building.



BANCROFT COMMONS PARK PLAZA Worcester, Massachusetts

Exterior masonry and terracotta investigation. and analysis.



BUILDING ENVELOPE SERVICES

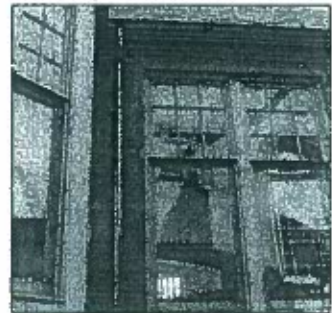
THE RESIDENCES AT TOWN SQUARE Hartford, Connecticut

New construction, building envelope design and documentation services for a 36-story high-rise luxury apartment complex. Systems include curtain wall, windows, roof, precast concrete panes, masonry, metal panels and thin-stone.



LINCOLN PUBLIC LIBRARY Lincoln, Massachusetts

Design and construction administration for various repairs to the exterior walls, mechanical, electrical and plumbing systems and various other interior repairs. The scope also includes historic window restoration and design and construction administration for slate roof replacement and masonry repairs.



EMC CORPORATION Hopkinton, Massachusetts

Initial overall building analysis, water penetration analysis, façade examination, roof and alucabond panel review, detailed building examination and photography, removal of gypsum board and insulation in order to access sample interior locations, detailed report illustrating problems and listing recommended solutions.

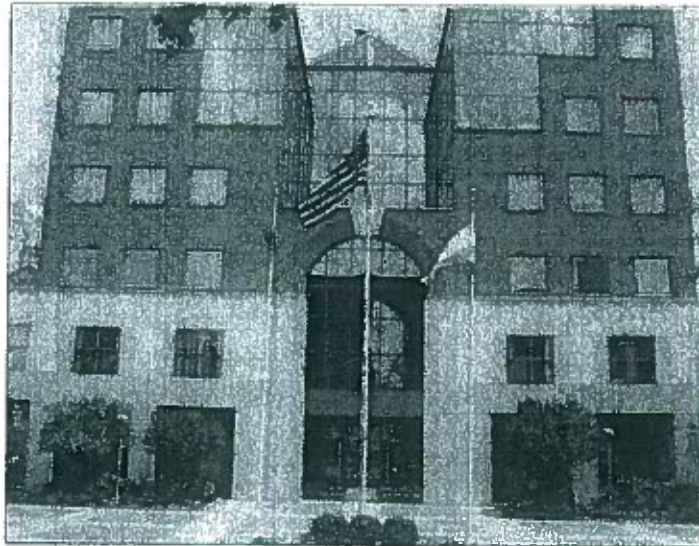


PIERPOINT ON THE HUDSON Yonkers, New York

Analysis and remedial solutions design for a turn-of-the-century, brick masonry mill building converted to condominiums. The project experienced water penetration associated with the roof, exterior walls and windows and masonry.



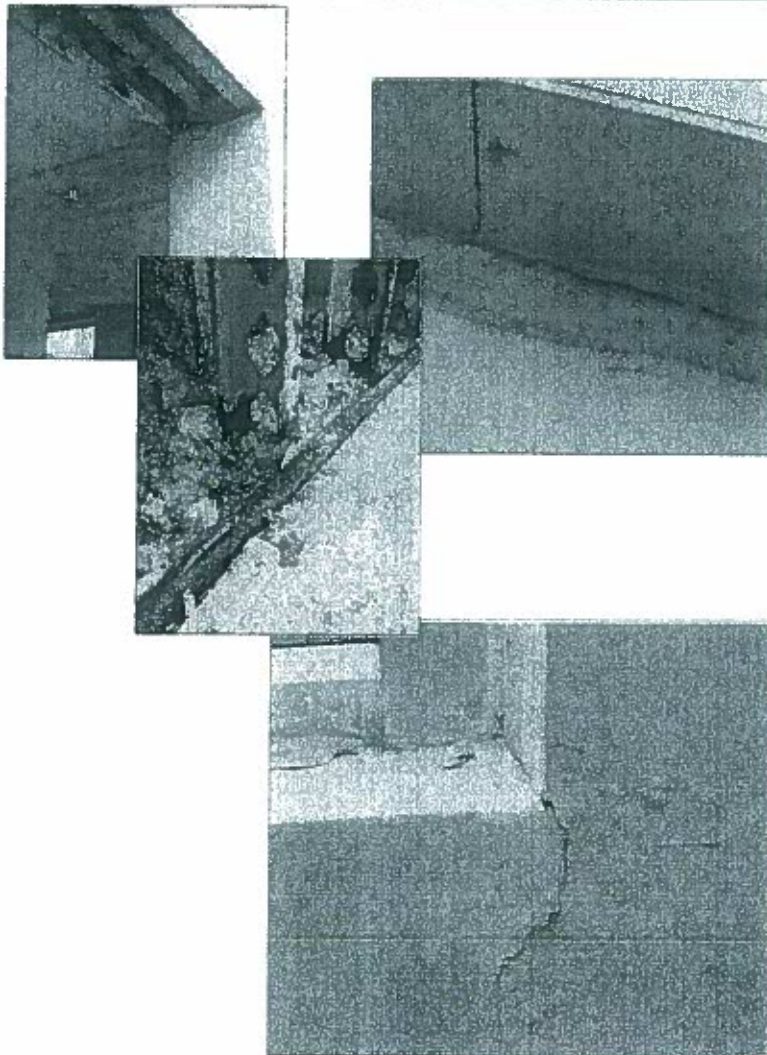
BERKELEY INVESTMENTS - 15 LASALLE SQUARE BES STUDY PROVIDENCE, RHODE ISLAND



Gorman Richardson Architects has been working with Berkeley Investment to resolve long term water infiltration through masonry and stone cladding as well as through the first floor plaza.

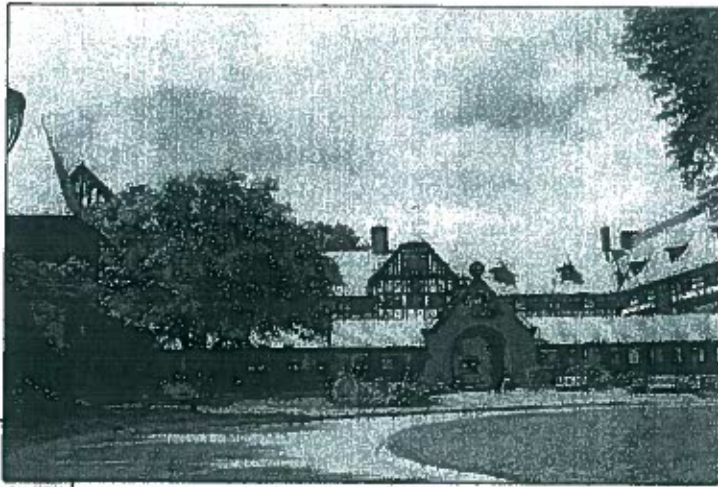
Our services included:

- Assess water infiltration and building deterioration and define a remedial strategy.
- On-site review of selective demolition during detail and specification preparation.
- Review and specify remediation for failed window sealants and façade soft joints.
- Design structural repairs/replacement to badly deteriorated columns and beams.
- Develop remedies/replacement options for failing horizontal granite sheathing.
- Develop remedies/replacements for exterior stairs at the east and west entries and for vertical granite sheathing, requiring removal to implement other repairs.
- Coordinate with the Owner, construction manager and structural engineer to implement the specified improvements prior to inclement weather.



Tony Tanery
Berkeley Investments
121 High Street
Boston, MA 02110
617-439-0088x230

ST. MARK'S SCHOOL BES STUDY SOUTHBOROUGH, MASSACHUSETTS



Gorman Richardson Architects performed a building envelope survey and analysis on 40 school buildings located on the St. Mark's School property in Southborough, Massachusetts.

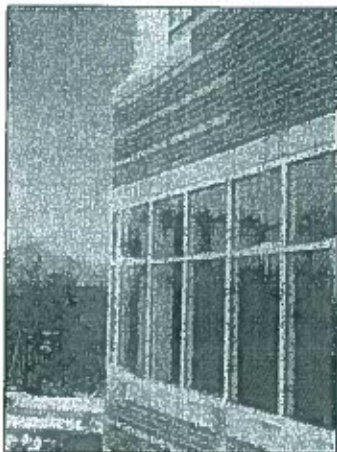
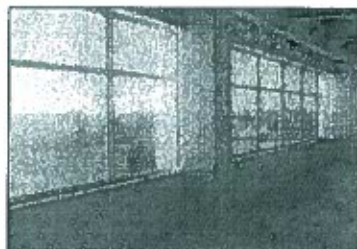
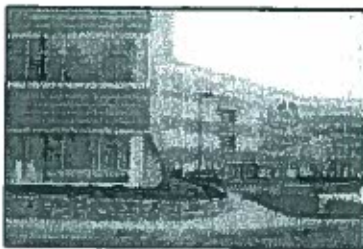
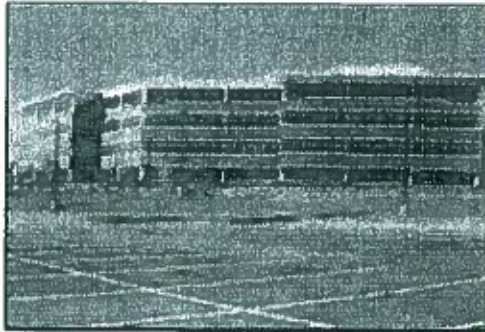
Building Envelope Survey scope of work included the following services:

- ♦ Inspect and analyze the exterior envelope of each building to identify materials, conditions of same, maintenance issues and expected remaining lifetime.
- ♦ Identify and document energy related deficiencies in the exterior surfaces and penetrations as well as observed interior deficiencies that may be a result of air or vapor barrier or insulation issues.
- ♦ Note any visual evidence of structural deficiencies including cracks, decay or insect damage.
- ♦ Develop recommendations for "next steps" including corrective actions and an order of magnitude cost estimate.
- ♦ Deliver formal written report of all findings and recommendations for executing remediation.

Bob Meyer, Business Manager
St. Mark's School
508.786.6171



OFFICE BUILDING BES STUDY MASSACHUSETTS



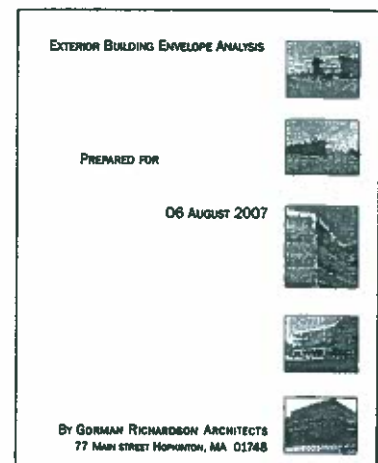
Gorman Richardson Architects has completed several studies for this client on a 193,000 SF commercial office building. In the first study, a Building Envelope Analysis, our scope of services included:

- ✓ Initial overall building analysis
- ✓ Water penetration analysis
- ✓ Façade examination
- ✓ Roof and Alucabond panel review
- ✓ Detailed building examination and photography
- ✓ Removal of gypsum board and insulation in order to access sample interior locations
- ✓ Detailed report illustrating problems and listing recommended solutions.

Following the building envelope analysis, we completed leak mapping services for the building. For this exercise we documented leak conditions with an AutoCAD floor plan of each floor with an indexed and captioned digital photo library cross referenced to the plans.

We have also completed pre-construction services including specs and drawings to enable remediation to begin.

Note: Client has requested anonymity but will provide a reference. Please request reference information directly from Gorman Richardson Architects.

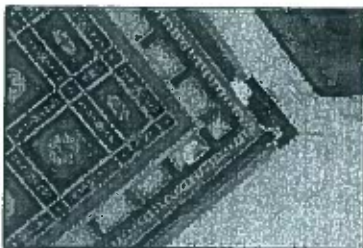


WORCESTER DIOCESE - OUR LADY OF MT. CARMEL BES STUDY AND REMEDIATION WORCESTER, MASSACHUSETTS



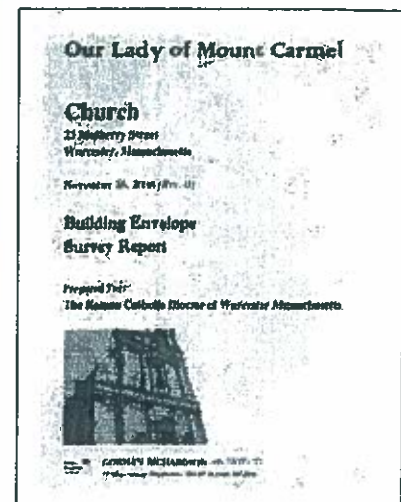
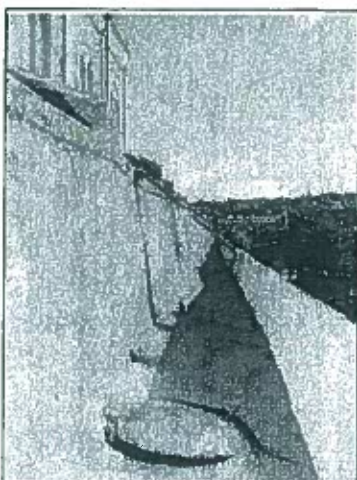
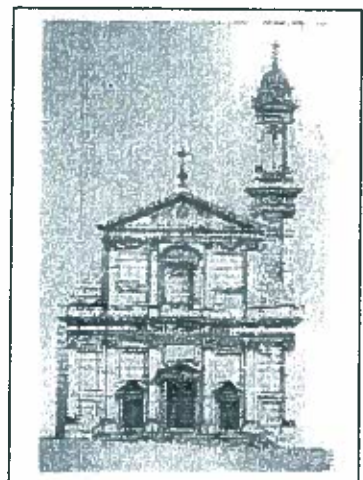
Gorman Richardson Architects first worked with Our Lady to complete a study that included:

- ✓ Exterior survey of church walls, roofs and tower (lift required).
- ✓ Hammer-testing of exterior face materials (stone, stucco, etc) to determine material stability.
- ✓ Extensive photography of existing conditions.
- ✓ R.I.L.E.M. testing to determine rate of water absorption at mortar joints and face materials
- ✓ Interior survey of main area, organ loft and tower, including:
 1. Analysis of water damage areas
 2. Analysis of apparent settling of organ loft
 3. Analysis of tower belfry.



Following our Building Envelope study, we were hired to prepare and coordinate an RFP for a project construction manager, complete remediation, and add a new side entrance pavilion. This included full design services.

Richard Breagy
Director of Facilities
Roman Catholic Diocese of
Worcester
49 Elm Street
Worcester, MA 01609
(508) 929-4390



HOTEL BES STUDY AND REMEDIATION

MASSACHUSETTS



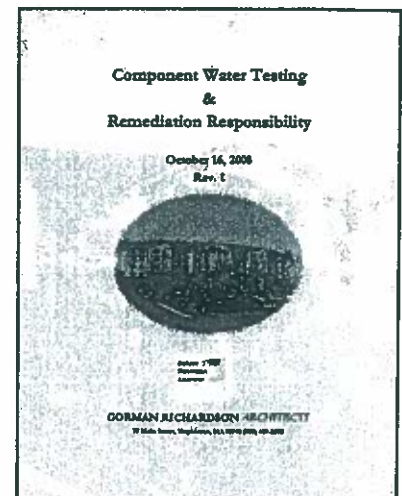
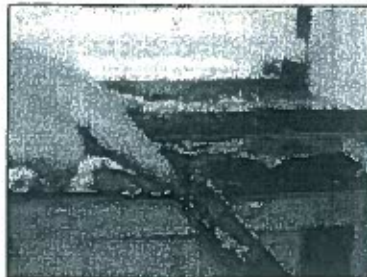
Gorman Richardson Architects was asked to resolve chronic water infiltration issues during rain events especially those accompanied by wind on this New England hotel.

Our scope of services involved on-site building investigation, including full exterior skin, windows, louvers, flashing, and accessible roof review from a lift; review of EFIS installation with local EFIS system rep; photographic records; and a summary report of direct and distinctive forensic investigation and operation observations. We were also responsible for on-site observation for 8 hours during a rain event, including interior and at grade observations.



Our final report included recommended remedial actions, selection and outline specification of proposed products incorporated into the remediation, and sketch drawings as needed to implement remediation.

This was followed by remediation work, for which GRA developed final details, and provided field observation of all remedial demolition and construction. Work in guest areas was completed overnight under continuous monitoring. Extensive mold and mildew remediation was included along with complete replacement of interior finishes.



HISTORIC PRESERVATION

BROWN UNIVERSITY DEPARTMENT OF GERONTOLOGY Providence, Rhode Island

This project involved renovating an Italian Villa Style mansion nearly 150 years old to business use for Brown University's Department of Gerontology.

The 15,000 SF renovation included the design of office and conference space for 40 people within the restraints of an historic building. Design challenges also included incorporating handicap access to the first floor. A new air conditioning system was installed to replace the window air conditioning units that had been added over the years. Extreme care was taken during design and construction to restore woodwork, refinish floors and create a finish scheme that complements the historic nature of the building.



CENTRAL FIRE STATION RENOVATIONS Marlborough, Massachusetts

Gorman Richardson Architects is working closely with the City of Marlborough to design the renovations to the historic Central Fire Station (c. 1908) and the plan for its reuse as a mixed-use project consisting of both retail and commercial tenants.

The project requires a complete evaluation of mechanical, electrical, plumbing and fire protection systems, and acoustical and security needs. An elevator will be added, and windows, flooring and stairs will be renovated.



Students from the Assabet Valley Regional Technical School are volunteering their time to help with the construction of the designed renovations.

SUMMIT MONTESSORI SCHOOL Framingham, Massachusetts

Gorman Richardson Architects converted the historic 1871 Moses Ellis house into a Montessori school for 100 students. The firm worked closely with the school principal and teachers to accommodate their specific classroom needs while respecting the existing historic detailing of the building.

Phase I consisted of extensive renovations and expanding existing rooms to accommodate six classrooms and providing handicapped access. Phase II included an additional classroom and computer room as well as the inclusion of restrooms on the third floor. Phase III included the installation of an elevator to provide access to all levels.



SOUTHBOROUGH ARTS CENTER Southborough, Massachusetts

Gorman Richardson Architects is currently working with the Town of Southborough and its Building Committee to analyze the renovation needs of the existing Union School Building. The building houses the Southborough Arts Center and will continue to do so. The existing building, built in 1912, is in fairly good condition but is in need of basic renovations to provide handicap access throughout the facility as well as upgraded offices, work studios, display gallery, restroom facilities and certain mechanical, electrical and plumbing upgrades.

The key challenge has been to design a location for the elevator addition without detracting from the historic and symmetrical brick façade. GRA's solution incorporates this addition at an unobtrusive location and blends the new materials with the existing to further complement the original design character.



HISTORIC PRESERVATION

JOHN WHITIN MILL HYDRO-ELECTRIC PLANT Whitinsville, Massachusetts

GRA is working closely with Richard Gross and Beals and Thomas to reactivate the historic hydro electric plant at the Whitin Mill complex. These historic structures, some dating from 1772, were the key manufacturing facilities for the Whitin family and now have the potential to provide unique and desirable spaces for restaurant use, office use and other uses. The project is being funded through the MTC's Renewable Energy Trust Fund.



ASHLAND HISTORICAL SOCIETY RESTORATION Ashland, Massachusetts

This effort included the complete renovation and restoration of the Ocean House (c. 1748) for use as the Ashland Historical Society's museum, display area, meeting room and office spaces.

The design included the careful and discrete integration of new mechanical, plumbing, fire protection and electrical systems. Completely new finishes were incorporated throughout as well as the careful expansion of the meeting room. Areas were provided to display historic construction techniques and original finishes.



J.S. WATERMAN AND SONS FUNERAL HOME Boston, Massachusetts

This project involved extensive interior and exterior renovations to a historic (c. 1854) funeral home in high-profile Kenmore Square.

The renovations included brick facade restoration, full window restoration, a new entry canopy, new lighting and copper work, flat roof and slate roof replacement and complete interior refurbishment. A completely new HVAC system was also included.

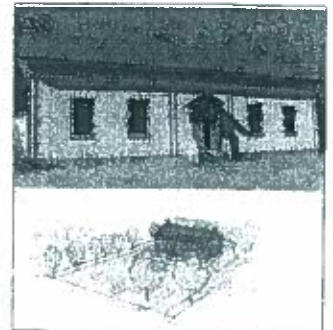
Approvals included close co-ordination with the Boston Landmarks Commission and the Kenmore Square Business Association.



HOPKINTON HISTORICAL SOCIETY Hopkinton, Massachusetts

Gorman Richardson Architects has been working with the Hopkinton Historical Society in the careful planning of the complete restoration of their circa 1830's building. Our analysis and research confirmed the original appearance of this much renovated structure and we have designed a phased renovation plan to restore it to its original form.

The work involved is extensive and includes completely new foundation and drainage systems to address the spring that runs through the existing dirt basement, structural repairs to the walls and roof and removing metal siding to restore the original siding and trim details. The Society is about to embark on a capital campaign to help raise the funds for this restoration and it is anticipated that work should be completed over a three year period.



HISTORIC PRESERVATION

THE BEAVER BUILDING

Worcester, Massachusetts

The complete renovations and restoration of an 1890's four-story building to accommodate 12 two-bedroom apartments. The project also includes complete façade renovations to existing retail stores at the first level.

GRA has worked on numerous other multi-family renovation projects for Main South Community Development Corp. (MSCDC), totaling over 100 units.

Award

Preservation Worcester - Central Mass AIA
Citation Award 2000



BETHANY HILL SCHOOL SUPPORTIVE HOUSING

Framingham, Massachusetts

This project included conversion of an existing 51,000 SF five-story brick school building into 42 apartments and program space providing supportive educational assistance to residents.

GRA's design solution maintains the historic character of the building while providing a variety of unit types ranging from studio to four bedroom units. Also included in the project were community educational spaces and the Framingham Adult Day Care Center.



SPECIAL NEEDS HOUSING

Marlborough, Massachusetts

Over the past twenty years GRA has worked with Advocates, Inc. on over twenty-five special needs housing projects. These projects range from minor renovations to complete rehabilitation of historic buildings for conversion to housing and to new construction.

All projects include facilities and features to address the unique needs of physically and mentally handicapped individuals.

This project involved the complete rehabilitation of an historic farmhouse (circa 1880's) to convert into six individual apartments for Advocates clients.



ABBY'S HOUSE SUPPORTIVE HOUSING PROJECT

Worcester, Massachusetts

This project involved the complete restoration and additions to the historic Chatham Street House (ca. 1869) built in the Victorian Second Empire style. It had been vacant for a number of years when Abby's House purchased it with the intent to expand it for housing for their clients who include formerly homeless women and their children. The primary challenge for GRA was to restore and add to the original building while coordinating closely with the Crown Hill Neighborhood Group, Preservation Society of Worcester, and the Worcester and Massachusetts Historical Commissions.

The final design incorporates seven two-bedroom apartments as well as a large community room on the lower level. GRA's solution was to maintain the elegant street elevation and add the additional space to the rear of the building and restore as much of the original façade as possible. GRA researched historical colors for that era and incorporated that color scheme successfully.



PHOTOGRAPHS DOCUMENTING CURRENT CONDITIONS

These photographs are included to illustrate the present state of the building. These clearly show the deterioration outside the building and the need for a master plan of repairs and restoration. Photographs of foundation, crawl spaces and attic are not currently available. Part of the proposed project is for a complete photographic documentation of the entire property, including these areas.



Steeple showing deterioration of wood at base.



Front façade showing wood rot in shingling on decorative pillars.



Front façade, near base of front door. Wood has rotted out completely in some areas from water and insect intrusion.



Opposite side of front door, showing rotting wood and holes due to water and insect intrusion.



Front (north) corner façade showing gaps in wood and rotting trim from misdirected water runoff and possible intrusion of bees.



Exterior chimney at roof of rear of building.



Interior hallway leading to main floor. Paint has peeled and plaster fallen due to water intrusion from exterior.
(Notice how nice the new window looks!)



Additional documentation of interior plaster with damage from water intrusion.